

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	22 Hammond Street, Ringwood Vic 3134
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$700,000	&	\$770,000
Range between	\$700,000	&	\$770,000

Median sale price

Median price	\$825,000	Hou	ıse X	Unit		Suburb	Ringwood
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

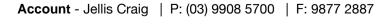
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	83 Maidstone St RINGWOOD 3134	\$750,888	02/03/2019
2	41 Albert St RINGWOOD 3134	\$730,000	06/06/2019
3	43 Ford St RINGWOOD 3134	\$725,000	20/06/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

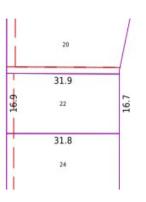






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Rooms: 5

Property Type: House Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price \$700,000 - \$770,000 **Median House Price** Year ending June 2019: \$825,000

Comparable Properties



83 Maidstone St RINGWOOD 3134 (REI/VG)



Price: \$750,888 Method: Auction Sale Date: 02/03/2019

Rooms: -

Property Type: House (Res) Land Size: 562 sqm approx

Agent Comments



41 Albert St RINGWOOD 3134 (REI/VG)

-2





Price: \$730.000 Method: Private Sale Date: 06/06/2019

Rooms: -

Property Type: House Land Size: 690 sqm approx Agent Comments



43 Ford St RINGWOOD 3134 (REI/VG)





Price: \$725,000

Method: Sold Before Auction

Date: 20/06/2019

Rooms: 4

Property Type: House (Res) Land Size: 513 sqm approx

Agent Comments

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